

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25176

30/31

Property Information

property address: 605 ETHEL
legal description: CULPEPPER MANOR #1, BLOCK 9, LOT 2,3 (PTS OF)
owner name/address: CHARLES, LARA N
605 ETHEL BLVD
BRYAN, TX 77802
full business name: W/A
land use category: SF-Res type of business: W/A
current zoning: RD-7 occupancy status: OCCUP
lot area (square feet): 14,060 frontage along Texas Avenue (feet): W/A
lot depth (feet): 155 sq. footage of building: 2270
property conforms to: min. lot area standards min. lot depth standards min. lot width standards
67 ft.

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: yes no (if no, specify) _____

approximate construction date: 1956 accessible to the public: yes no
possible historic resource: yes no sidewalks along Texas Avenue: yes no W/A
other improvements: yes no (specify) detached garage, extend driveway
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

yes no dilapidated abandoned in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? yes no (specify) _____

Off-street Parking

improved: yes no parking spaces striped: yes no # of available off-street spaces: >4
lot type: asphalt concrete other _____
space sizes: _____ sufficient off-street parking for existing land use: yes no
overall condition: expanded double DWR
end islands or bay dividers: yes no landscaped islands: yes no

Curb Cuts on Texas Avenue

how many: 0 curb types: standard curbs curb ramps curb cut closure(s) suggested? yes no
if yes, which ones: _____

meet adjacent separation requirements: yes no meet opposite separation requirements: yes no

Landscaping

yes no (if none is present) is there room for landscaping on the property? yes no

comments: _____

Outside Storage

yes no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: yes no are dumpsters enclosed: yes no n/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
 yes no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? yes no

if not developable to current standards, what could help make this a developable property?

accessible to alley: yes no

Other Comments:

